


RONNY LOTT
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors

FROM: Ronny Lott, Chancery Clerk 

DATE: January 8, 2015

RE: Void 2014 Tax Sale of Homestead Chargeback Disallowance
Sandra M Walker Estate, Parcel No. 072E-16B-008/01.05

Request to void 2014 Tax Sale of Homestead Chargeback Disallowance on Sandra M Walker Estate, Parcel No. 072E-16B-008/01.05. You previously voided the homestead chargeback that sold in the August, 2013 tax sale. The deed for this property was recorded in my office on February 15, 2012 and the chargeback was filed on June 19, 2013. Pursuant to the AG's Opinion dated September 29, 2006, the homestead chargeback is a personal liability against the deceased and would not apply to Wilson Investments.

Furthermore, this parcel pertaining to the chargeback was struck to the State.

Thank you.

INDEXING INSTRUCTIONS: Lot 14, St. Augustine Park Subdivision, Part
2, City of Madison, Madison County, Mississippi per Plat Cabinet B at Slide
No. 85 (Parcel #072E-16B-008/01.05).

ASSIGNOR:

Tressa Walker Guynes, Executrix
330 Semoia Lane
Ridgeland, MS 39157
Telephone: (601)622-1895

ASSIGNEE:

Willson Investment Properties LLC
107 Northlake Drive
~~Harrison Court~~
Madison, MS 39110
Telephone: (601) *594-6248*

Prepared by:

Madison County School District
117 Fourth Street
Post Office Box 159
Flora, MS 39071
Telephone: 601/879-3000

RETURN TO:

ROBERT D. HARRISON
P.O. BOX 16389
JACKSON, MS 39236-6389
(601) 957-0002

322-12

**ASSIGNMENT OF LONG TERM
RESIDENTIAL LEASE CONTRACT**

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars
(\$10.00), and other good and valuable considerations, the receipt and
sufficiency of which is hereby acknowledged, the undersigned, Tressa
Walker Guynes, Executrix of the Estate of Sandra Moak Walker (also
known as Sandra M. Walker), Deceased, Madison County,
Mississippi, Chancery Court Cause No. 2010-2428-B ("Assignor"), does
hereby set over and assign unto Willson Investment Properties, LLC,

a Mississippi limited liability company

("Assignee"), all of her/his/its/their right, title and interest in and to that certain 16th Section Long Term Residential Lease Contract from the Madison County, Mississippi, Board of Education dated February 15, 1993 and recorded in Book 817 at Page 6 and amended in Book 825 at Page 723 and Book 832 at Page 216, in the records in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Long Term Residential Lease"), which leasehold was assigned to **Sandra M. Walker (also known as Sandra Moak Walker)** by document dated August 18, 1993 and recorded in Book 333 at Page 284 in the office of the hereinbefore mentioned Chancery Clerk, insofar as, and only insofar as, same pertains to the following described property located within the City of Madison, Madison County, Mississippi, to wit:

Lot 14, St. Augustine Park Subdivision, Part 2, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi as now recorded in Plat Cabinet B at Slide No. 85, reference to which is hereby made in aid of and as a part of this description.

This instrument is subject to the covenants and conditions contained in the hereinabove Long Term Residential Lease, and Assignee does hereby agree and covenant that he/she/it/they will do and perform all of the covenants required in said Long Term Residential Lease.

Assignee accepts this assignment and agrees to be obligated and bound to the Madison County Board of Education, Trustees of the Madison County

16th Section School Lands Trust, for the performance of all of the covenants contained in the Long Term Residential Lease mentioned above.

This assignment is subject to the zoning and subdivision regulation ordinances of the City of Madison, Mississippi, Madison County, Mississippi and to those certain Protective Covenants recorded in Book 576 at Page 711 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

IN WITNESS WHEREOF, this the 10 day of February, 2012

ASSIGNOR:

Tressa Walker Guynes

Tressa Walker Guynes, Executrix of
The Estate of Sandra Moak Walker,
Deceased, Madison County Mississippi
Chancery Court Cause No. 2010-2428-B

ASSIGNEE:

Cynthia Willson
Willson Investment Properties LLC
Cynthia Willson, Manager

This Assignment is approved this the 7th day of November, 2011.

Madison County Board of Education

By: Ken McCoy
Ken McCoy, President

ATTEST:

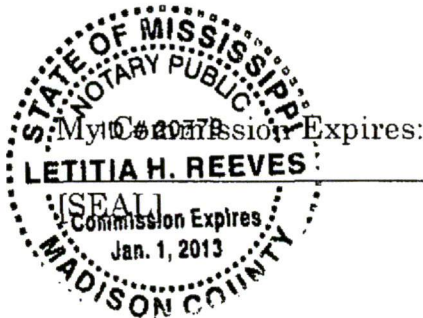
Ronnie L McGehee

Ronnie L. McGehee, Interim Superintendent
Of Madison County School District

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7th day of November 2011, within my jurisdiction, the within named **Ken McCoy and Ronnie L. McGehee**, who acknowledged to me that they are President and Interim Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Letitia H. Reeves
NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 10 day of February, 2012, within my jurisdiction, the within named **Tressa Walker Guynes**, in her capacity as Executrix of the Estate of Sandra Moak Walker, Deceased, Madison County, Mississippi, Chancery Court Cause No. 2010-2428-B, and as her act and deed, she executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the said county and state, on this ____ day of _____, 2011,
within my jurisdiction, the within named _____
_____, who acknowledged that
he/she/it/they executed the above and foregoing instrument.

NOTARY PUBLIC

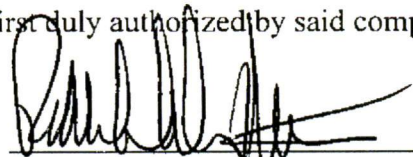
My Commission Expires:

[SEAL]

assignments\2011\#43 Walker Estate to Blank

STATE OF MISSISSIPPI
COUNTY OF MADISON

THIS DAY personally appeared before me, the undersigned authority in and for said
County and State, within my jurisdiction, on this the 10 day of February, 2012, the within
named CYNTHIA WILLSON, who acknowledged that she is a/the Manager of WILLSON
INVESTMENT PROPERTIES, LLC, a Mississippi limited liability company, and that for and on
behalf of said company, and as its act and deed, she executed the above and foregoing instrument
on the day and year therein mentioned, after being first duly authorized by said company so to do.



NOTARY PUBLIC



My Commission Expires:

PPIN 11967 Yr 2013 Entry Original

Conveyance? N (Y/N)

Parcel No 072E-16B-008/01.15

Override fees N (Y/N) TD 250 JD 0

Date of Sale 8 / 25 / 2014

Sold to STATE OF MISSISSIPPI

Name / Address

Recd From WALKER SANDRA M

WALKER SANDRA M

16 JENNIFER COURT

MADISON

MS 39110

16 JENNIFER COURT

MADISON

MS 39110

Effective Date 1 / 8 / 2015

Date Paid / / Book Page

Ext Type

Drawer Id CP

1-1-91 Revision 5 (Y/N)

Tax Due

Amt Pd Interest

Int.Paid

Sold to St 1st Yr Y (Y/N)

Cnty 436.99

30.59

Sold to State Y (Y/N)

City

Schl 436.99

30.59

County

City

School

1. Amount of delinquent taxes:

436.99

436.99

2. Interest from 02/01 to sale @1 /month

30.59

30.59

3. Publishers Fee @ \$1.50 per publication

3.00

-SOLD FOR- --EXCESS--

4. SUB-TOTAL (amount due at tax sale)

938.16

5. Purch interest 6 Mo. x 1.50 Override

84.43

6. Damages of 5 line 1 (sales prior 7/1/94)

7. Total Amount Due to Purchaser

1022.59

F8-DISPLAY LEGAL F13-PURCHASER INFORMATION F24-EXIT

2013 - Voided by BOS 6/14

Parcel 072E-16B-008/01.15

PPIN 11967 Year 2013 Entry

Legal Description

Page 1

	LOT 14 ST AUGUSTINE PARK			
S/D PT 2	*	Sec	Twn	Rng
	*2012 HS CHGBK;APPLICANT	Blk		
OR APPLI-	CANT'S HAS FAILED TO COMP			
LY WITH	THE INCOME TAX LAWS OF MS	Deed	Book	
*			Page	
			Ext	
			Type	
			Date	

F3-NEXT RECORD, F4-PREVIOUS SCREEN, F9-TAX SALE BOOK, F24-EXIT
 Press Enter for next Parcel